

WARRANTY DEED

20220929000373120 1/4 \$241.00
Shelby Cnty Judge of Probate, AL
09/29/2022 12:58:37 PM FILED/CERT

State of Alabama) **SEND TAX NOTICE TO:**
) Laura F. McClellan
County of Shelby) 4814 Riverwood Place
) Birmingham, AL 35242

Prepared By: David C. Skinner, 1025
23rd Street South; Birmingham, AL
35205; (205) 871-9566. No title
opinion requested, none rendered.

Know All Men by These Presents that Laura F. McClellan, a single individual, (hereinafter "GRANTOR"), for and in consideration of the sum of **\$10.00**, to him/her in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grant, bargain, sell and convey to Laura McClellan Residence Trust (hereinafter "GRANTEE"), in fee simple, that property and interest described as follows:

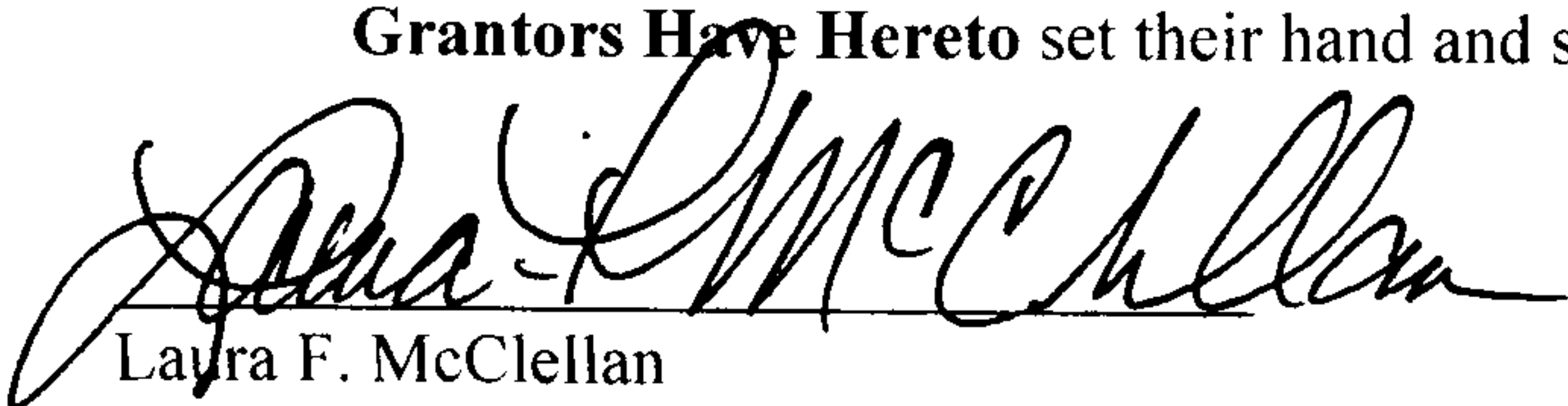
Lot B, Block 4, according to the Survey of Riverwood, First Sector, as recorded in Map Book 8, page 49, in the Probate Office of Shelby County, Alabama. Together with an undivided 1/106's interest in the common area as set forth in the Declarations recorded in Misc. Volume 39, page 880.

Subject To, Except and Reserving: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights or interests whatsoever (of record or otherwise). It being the intent of the GRANTOR to convey any mineral interest he or she may have, but without any warranty as to the same.

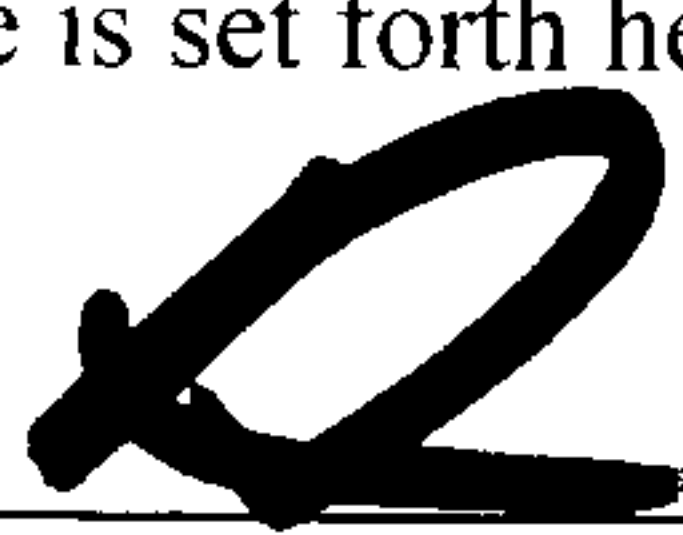
To Have and to Hold the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, in fee simple, and to his/her successors and assigns forever.

Grantor Does Hereby Covenant, for himself/herself, his/her successors and assigns, with GRANTEE, his/her successors, heirs and assigns, that GRANTOR is at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTOR has a good right to sell and convey the same and (d) that GRANTOR will warrant and defend the said premises to said GRANTEE, his/her successors, heirs and assigns, forever against the lawful claims and demands of all persons.

Grantors Have Hereto set their hand and seal on September 16, 2022.


Laura F. McClellan

State of Alabama; County of Jefferson: I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that the GRANTOR identified in the above execution block, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, he/she executed the same voluntarily on the date of this conveyance unless a different date is set forth here: September 16, 2022. **GIVEN UNDER MY HAND**, on said date.


NOTARY PUBLIC

My commission expires: _____

DAVID C SKINNER
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOV. 15, 2022

Shelby County, AL 09/29/2022
State of Alabama
Deed Tax: \$210.00

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Laura F. McClellan
Mailing Address 4814 Riverwood Place
Birmingham, AL 35242

Grantee's Name Laura McClellan Residence Trust
Mailing Address 4814 Riverwood Place
Birmingham, AL 35242

Property Address 4814 Riverwood Place
Birmingham, AL 35242

Date of Sale 09/16/2022

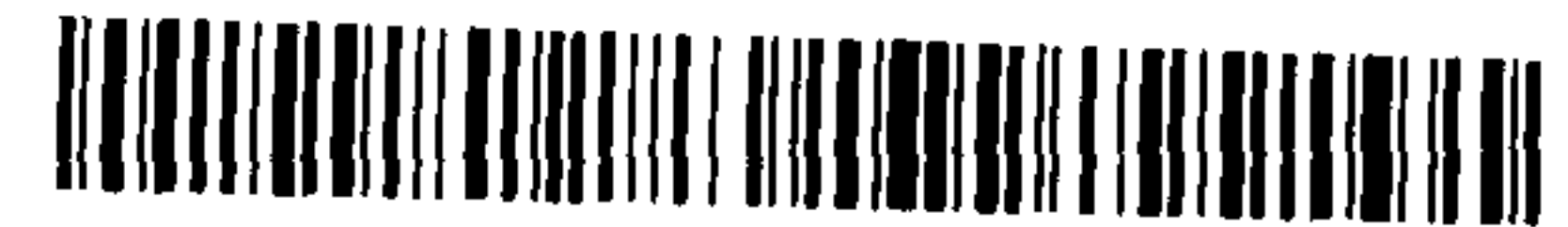
Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 209,900.00



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The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other assessor's current market value

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 16 Sep 2022

Print David C. Skinner Esq.

Unattested

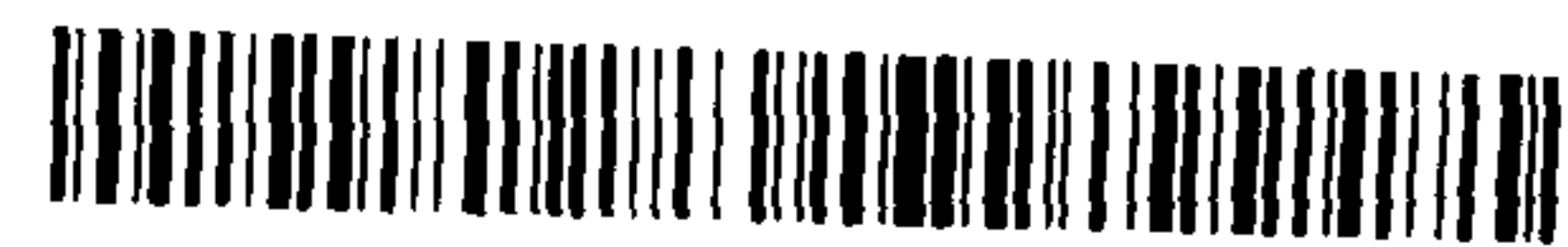
Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



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Prepared by: David C. Skinner, L.L.C. 1025 23rd Street South, Suite 103 Birmingham, AL 35205 (205) 871-9566	The Parties to this Instrument may appoint a Custodian of this and any other related records. This Instrument and all collateral documents or instruments in any way related to this Instrument, including, without limitation, amendments, reports, accountings, etc., may be archived on computer readable media without the necessity for any individual or entity to retain or maintain an "original" signed paper copy of any such instrument. A paper copy of any instrument printed from a digital image of an "original" shall be treated as an original in all respects subject to confirmation by the Custodian that the "printing" in question is true and accurate in all respects. The Parties to this Instrument and every signatory of this Instrument hereby releases and discharges the Custodian of any liability whatsoever and arising by reason of his/its status as Custodian to include the loss of records under any circumstances whatsoever and every Party to this Instrument and every signatory shall defend, indemnify and hold such Custodian harmless, of and from, any claims, losses, costs, damages or expenses of any nature whatsoever and in any way related to or arising from the status of "Custodian" or his/its activities as such.
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Certificate of Trust
Laura McClellan Residence Trust
[revocable]

The undersigned Trustee, after first being first duly sworn, certifies the following under oath:

1. This Certificate of Trust refers to and concerns and is made on behalf of the **"Laura McClellan Residence Trust"**, dated September 16, 2022, and settled by Laura Forbes McClellan and naming Laura Forbes McClellan as the initial Trustee.
2. The Trust is revocable and is valid and existing at this time.
3. The federal taxpayer identification number for the Trust is [REDACTED] 1288.
4. The Trustee currently serving is Laura Forbes McClellan.
5. The next successor trustee is H. French Forbes, Jr.
6. The address of the current Trustee is 4814 Riverwood Place; Birmingham, AL 35242.
7. The Trust is authorized to hold any property of any nature whatsoever. Any and all property owned by the Trust may be taken in the name of the **"Laura McClellan Residence Trust."** The Trustee has broad powers under the Trust Agreement and is authorized by the Trust Agreement to acquire, sell, convey, encumber, lease, borrow, manage, margin, option and otherwise deal with all interests in real and personal property in the Trust's name. The Trust also includes the power to mortgage real property; to open and maintain deposit accounts, lines of credit, and transaction accounts with any financial or securities institution of any nature; to endorse negotiable instruments, make deposits, make withdrawals, execute loan documents, pledge personal property, and do all other business with any Third Party as contemplated in any Agreement of any nature and signed by the Trustee on behalf of the Trust.
8. No Third Party receiving property from, delivering property to or disposing of property at the direction of the Trustee shall be required to inquire as to the property's source or application. All Third Parties relying on this Instrument regarding the Trust, the Trustee and the powers



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of the Trustee and the operation of the Trust shall be held harmless for any resulting loss or liability from such reliance.

Trustee:

**Laura McClellan Residence Trust,
By: Laura Forbes McClellan, Trustee**

State of Alabama; County of Jefferson: Before me, the Undersigned Authority, a notary public in and for said county in said state, personally appeared the individual listed in this "notary block," whose name is signed to the foregoing instrument, and who is known to me, and, after first being duly sworn, s/he acknowledged before me that being informed of the contents of this instrument, and with full authority as such officer or representative of such entity identified in this "notary block" s/he executed this instrument voluntarily and as the act of such entity, all on the date set forth above unless a different date is set forth here: 16 SEP 2022



NOTARY PUBLIC

My Commission expires _____

**DAVID C SKINNER
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOV. 15, 2022**